

Docket Item # 6
BAR CASE #2007-0275

BAR Meeting
January 16, 2008

ISSUE: Alterations
APPLICANT: GZ Remodeling
LOCATION: 923 South Columbus Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

(insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the addition of a bay window on the first floor rear elevation at 923 South Columbus Street. The proposed bay window will replace an existing six-over-six double hung wood window. The applicant proposes to install a Kolbe and Kolbe wood “garden window” in the existing opening. The window will measure approximately 30” by 36” and will project 7”. The window will have be primed and finished with K-Kron II in white.

II. HISTORY:

The townhouse at 923 South Columbus Street was originally constructed ca. 1945, immediately after World War II, as part of the Hunting Creek Homes subdivision. The 900 block of South Columbus Street presently consists of a largely unaltered row of similar brick townhouses.

Staff did not locate any prior approvals for this property by the Old and Historic BAR.

III. ANALYSIS:

The proposed window replacement meets Zoning Ordinance requirements.

Staff has no objection to the proposed garden window. The *Design Guidelines* note that windows are the principal character defining feature of a building and that changes to windows can have a dramatic impact on the appearance of a structure. However, the window is on the rear elevation and will not be visible from the rear alley because the majority of townhouses in the 900 block of South Columbus Street have 6’ rear fences. Therefore, Staff recommends approval of the application as submitted.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Code Enforcement:

- C-1 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos (USBC 110.3).
- C-2 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

Historic Alexandria

- R-1 Recommend approval.